

CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, JUNE 19, 2012 AT 6:30 P.M.
450 CYPRESS CREEK ROAD, BUILDING 4
CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

☐ VACANT
☐ HOLLY HOGUE

☐ NICHOLAS KAUFFMAN, Vice Chair
☐ LORENA ECHEVERRIA de Misi, Secretary
☐ JON LUX

☐ THOMAS BALESTIERE
☐ MICHAEL DION

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS
3. MINUTES: Approve Minutes from the Regular Meeting of May 15, 2012
4. CITIZEN COMMUNICATIONS (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)
5. CONSENT AGENDA:
 - A. STATUTORY DISAPPROVAL: **NONE**
 - B. SUBDIVISION APPROVALS:
 1. Caballo Ranch Section 4 (FP-08-015)
20.032 acres, 65 single family lots, 1 Water quality, PUE and Drainage Easement lot
Located on Caballo Ranch Boulevard and Manada Trail
Owner: Caballo Ranch Investments, LP
Staff Resource: Emily Barron
Staff Proposal to P&Z: Approve
 2. Parkwest Estates Preliminary Plan (PP-12-001)
27.60 acres, 77 single family lots
Located at 407 West Park Street
Owner: Ryland Group, Inc
Staff Resource: Emily Barron
Staff Proposal to P&Z: Approve
 3. Cedar Park Town Center Section XII (FP-12-006)
3.003 acres, 19 single family lots, 1 open space lot
Located on East New Hope Drive just east of Enchanted Rock Drive
Owner: Continental Homes of Texas, LP
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve

6. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS:
 - A. Scottsdale Crossing, Z-12-010 - WITHDRAWN
 - B. Parkwest Estates, Z-12-002 - PULLED
 - C. CP57, Z-12-008 – POSTPONEMENT REQUEST TO JULY 17, 2012 P&Z AGENDA
7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS: In accordance with the statutory requirements of the Texas Local Government Code reflected in Section 211.007, acceptance of preliminary reports for the following applications is recommended.
 - A. Evelyn LP, Z-12-006 (related to item 8A)
 - B. Quest Village, Z-12-007 (related to item 8B)
 - C. 620 Self Storage, Z-12-009 (related to item 8C)
8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:
 - A. Consider a request by Evelyn LP and ET AL to rezone approximately 2.92 acres from Local Retail (LR) to General Office (GO) for property located on S. Lakeline Boulevard near the corner of Old Mill and Lakeline Boulevard. (Z-12-006)
Owner: Evelyn LP and ET AL
Agent: Jennie Braasch, Pohl Partners
Staff Resource Person: Emily Barron
Staff proposal to P&Z: General Office (GO)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
 - B. Consider a request by LADA One to rezone approximately 3.639 acres from General Retail (GR) to General Office (GO) for property located on the southside of E. Whitestone Boulevard just east of the intersection of E. Whitestone Boulevard and Discovery Boulevard. (Z-12-007)
Owner: LADA One
Agent: Shelly Mitchell, Pape-Dawson
Staff Resource Person: Emily Barron
Staff proposal to P&Z: General Office (GO)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
 - C. Consider a request by CWT & C LT to rezone approximately 4.09 acres from General Retail (GR) to Commercial Services (CS) for property located north of 12342 Ranch Road 620 North. (Z-12-009)
Owner: CWT & C LT
Agent: Daniel Hart, Baker-Aicklen
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Retail (GR)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report

9. FUTURE LAND USE PLAN AMENDMENTS:

- A. Property surrounding 12342 Ranch Road 620

10. SUBDIVISIONS (ACTION AND PUBLIC HEARING):

- A. Resubdivision of Lot 1 Lakeline Riviera Subdivision
4.907 acres, 2 commercial lots
Located at northwest corner of US Highway 183/Bell Boulevard and Lakeline Boulevard
Owner: Lakeline Market, Ltd.
Staff Resource: Emily Barron
Staff Proposal to P&Z: Approve
1) Public Hearing
2) P&Z Action

11. CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING):

- A. Lakeline Sports (SDC-12-00001)
2.836 acres, 1 commercial lot
Located at 920 Old Mill Road
Owner: Caspita Industries, Inc.
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
1) Public Hearing
2) P&Z Action

12. DISCUSSION AND POSSIBLE ACTION: **None**

13. ADMINISTRATIVE ITEMS:

(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)

- A. Report on City Council Actions Pertaining to Zoning Matters from May 24, 2012 and June 14, 2012
B. Director and Staff Comments – July agenda will include a presentation on spot zoning
C. Commissioners Comments
D. Request for Future Agenda Items
E. Designate Delegate to Attend Next Council Meetings on June 28, 2012 and July 12, 2012

14. ADJOURNMENT

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

All agenda items are subject to final action by the Planning and Zoning Commission.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline

or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the Planning and Zoning Commission, non-agenda items may be presented by citizens to the Planning and Zoning Commission for informational purposes; however, by law, the Planning and Zoning Commission shall not discuss, deliberate or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session Items on this agenda, if any.

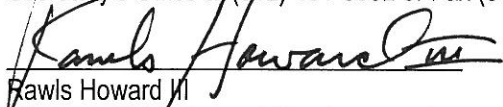
CERTIFICATE

I certify that the above notice of the Regular Called Planning and Zoning Commission Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 450 Cypress Creek Road, Building 4, Cedar Park, Texas. This notice was posted on:

JUN 13 '12 PM 3:51

Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Complex Meeting Rooms are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (512) 401-5002 or Fax (512) 401-5003 for further information.


Rawls Howard III

Director of Planning and Development Services

Notice Removed: _____

Date Stamped (Month, Day, Year, AM/PM, Time)